



Life Connected.

**PLANNING & ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
THURSDAY, MARCH 24, 2022  
5:00 PM**

**MINUTES**

**I. CALL TO ORDER:**

| Attendee Name     | Organization   | Title                            | Status  | Arrived |
|-------------------|----------------|----------------------------------|---------|---------|
| Ben Hangartner    | City of Celina | Chairman                         | Present |         |
| Shawn Bain        | City of Celina | Commissioner                     | Present |         |
| Shelby Barley     | City of Celina | Vice Chair                       | Present |         |
| Jace Ousley       | City of Celina | Commissioner                     | Present |         |
| Eric Becker       | City of Celina | Commissioner                     | Present |         |
| Bryan Poché       | City of Celina | Commissioner                     | Present |         |
| KJ Clark          | City of Celina | Commissioner                     | Absent  |         |
| Wendie Wigginton  | City of Celina | City Council Liaison             | Present |         |
| Dusty McAfee AICP | City of Celina | Director of Development Services | Present |         |
| Kari White        | City of Celina | Senior Planner                   | Present |         |
| Jonathan Pollard  | City of Celina | Senior Planner                   | Present |         |

Chair Hangartner called the meeting to order at 5:00 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

**II. WORKSESSION:**

The Planning & Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for business consideration.

**III. CONSENT AGENDA:**

1. Minutes Approval:

1. Minutes from the February 15, 2022, Planning & Zoning Commission meeting.
2. Consider and act upon a Replat for Coit Business Park, being approximately 10 acres, generally located west of future Coit Road and approximately 775 feet south of future Punk Carter Parkway. (Coit Business Park – Replat)

3. Consider and act upon a Conveyance Plat for the Summit Commons Addition, being approximately 20 acres; generally located at the northeast corner of Preston Road and Glendenning Parkway. (Summit Commons – Conveyance Plat)

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                     |
| <b>MOVER:</b>    | Shelby Barley, Vice Chair                       |
| <b>SECONDER:</b> | Eric Becker, Commissioner                       |
| <b>AYES:</b>     | Hangartner, Bain, Barley, Ousley, Becker, Poché |

#### IV. PUBLIC HEARINGS/ACTION ITEMS:

1. Conduct a public hearing to consider and act upon a request to rezone approximately 6.2 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located at the northeast corner of Preston Road and Glendenning Parkway, within the City Limits. (Summit Commons - Rezoning)

Kari White, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Mathias Haubert, applicant, 6017 Main Street, Frisco, Texas, 75034, addressed the Commission stating that he was available to answer any questions.

The commissioners discussed the item.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                     |
| <b>MOVER:</b>    | Jace Ousley, Commissioner                       |
| <b>SECONDER:</b> | Eric Becker, Commissioner                       |
| <b>AYES:</b>     | Hangartner, Bain, Barley, Ousley, Becker, Poché |

2. Conduct a public hearing to consider and act upon a request to zone approximately 788 acres to a Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTO) and Mixed-Use District (MU), with modified regulations, generally located at the northwest corner of future Glendenning Parkway and future Legacy Drive, both within the City Limits and the Extraterritorial Jurisdiction (ETJ). (Legacy North (First Leo) - PD Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Caleb Cook, applicant, 428 Cozby Avenue, Coppell, Texas, 75019, addressed the Commission stating that he was available to answer any questions.

The commissioners discussed the item.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Poché seconded the item.

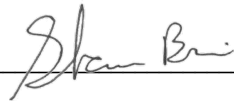
All were in favor, and the item was approved.

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                     |
| <b>MOVER:</b>    | Shawn Bain, Commissioner                        |
| <b>SECONDER:</b> | Bryan Poché, Commissioner                       |
| <b>AYES:</b>     | Hangartner, Bain, Barley, Ousley, Becker, Poché |

**V. ADJOURNMENT:**

Chair Hangartner adjourned the meeting at 5:24 p.m.

\_\_\_\_\_  
Chair



\_\_\_\_\_  
Ex Officio



\_\_\_\_\_  
Date

2/15/2024